



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane M. Sugimura, Director

MEMORANDUM

TO: Councilmember Peter Steinbrueck, Chair, UD&P Committee
Councilmember Richard Conlin
Councilmember Tom Rasmussen

FROM: Diane M. Sugimura

DATE: July 7, 2004

SUBJECT: Committee Briefing: DPD Monthly Update for July 14, 2004 Meeting

Stats --- Development Activity in the City

MUP Applications: We received a total of 413 applications for the first half of 2004, compared with 320 for the first half of 2003. In terms of Design Review projects, we've received 42 new projects in the first half of the year, compared with 34 last year. In addition, we are seeing an influx of "re-dos." These are projects that were permitted in the 1999-2002 period, were put on hold due to the economy, have been sold to new development/architecture teams, and now want to revise the projects. We're seeing this for large residential and large mixed-use projects in Downtown and lower Queen Anne. Capitol Hill, First Hill and the Central District are the most active areas.

June Intake Applications: This past month saw a very high level of application intake value, totaling more than \$284 million. This is higher than the past four years, and is more than twice as high as last year. Included in this group are seven projects valued at more than \$5 million each, one as high as \$74 million.

Code Compliance – Penalties and Judgments:

Typically, about five percent of DPD's code enforcement cases are referred to Law for prosecution and civil penalties actions. These are matters for which the Notice of Violation process did not result in compliance. The table below summarizes recent cases:

Code Violation Penalties Collected

Year	# Cases Closed	Amount
2002	109	\$37,247
2003	148	\$76,859
2004 Y-T-D	58	\$45,450

There is a certain amount of year-to-year variation in the amounts collected depending on the circumstances of the cases. The increase in the amount collected between 2002 and 2003, however, is due in part to an increase in the staffing level in the Enforcement Facilitation Group within Code Compliance.

The penalties collected generally go into the General Fund; they do not fund code enforcement operations. Money collected as penalties for Housing and Building Maintenance Code cases goes into either the Housing and Abatement account, from which DPD pays costs to abate unfit buildings, or into the Emergency Relocation Assistance account, to be paid to tenants displaced by hazardous conditions order when the property owner fails to pay.

In addition, some violation cases are closed after judgments are obtained. The table below shows judgments obtained in recent years. It is important to understand that in many instances, the actual amount collected is a portion of the entire judgment amount when it is advantageous to the City to agree to reduce the amount paid.

Code Violation Judgments Obtained

Year	# Cases	Amount
2002	13	\$345,583
2003	19	\$376,676
2004 Y-T-D	5	\$111,840

A key factor in DPD's enforcement program effectiveness is the support we receive from the Land Use section attorney who handles our civil penalties actions, from the Civil Enforcement attorney who handles collection of our judgments, and, infrequently but significantly, from the Criminal Division attorneys who handle the occasional criminal prosecution case.

Public Outreach:

- "This Is DPD" brochure.
- "Get to Know the I Codes:" This information packet is now available on-line and at the permit counter. These were originally prepared as monthly dpdINFO articles starting last summer; we continue to add more information to the packet.
- Green Building Communication Campaign: The City along with King County, NW Energy Efficiency Alliance and US Green Building Council, recently launched a communications campaign. The goal is to raise awareness with commercial developers and prospective tenants, and to create a market preference by building a brand for green buildings. You may have seen the ad in the *DJC* or *Puget Sound Business Journal* or other media coverage. Private developers committed to sustainable development also contributed.
- Public Outreach Meetings: City Planning staff hosted/participated in 25 public meetings in the month of June including five Station Area Planning meetings; six Neighborhood Business District Strategy meetings; South Lake Union, University District, First Hill, Broadway and Northgate meetings.
- Northgate Stakeholders Group: The Stakeholders Group continues to work hard to develop their advice to the City on the stormwater and drainage options, the South Lot development proposal, and the Coordinated Transportation Investment Plan (CTIP). In order to offer sound advice, the group has sought additional information and opportunity for discussion. Consequently, regular Stakeholder meetings have

expanded to include multiple sub-committee meetings, and brown bag discussions. This has been challenging for the Group, some of whom are asking about their term of service and the process for replacement of members. The Group's understanding of the complex proposals, and their dialogue on the issues and alternatives has been very impressive.

- Neighborhood Business District Strategy: Six community meetings were held to discuss general strategies. Parking seemed to raise the most comment. How much is needed? How much should be required? How will the Monorail impact the need for parking? How to address the short-term v. long-term parking issue. Improving pedestrian access to and within the neighborhood business area was of interest. Some neighborhood participants suggested increased density and expanded commercial areas to strengthen their shopping cores.

Sharing with Others:

- San Francisco called with a lot of questions related to our permitting and enforcement processes, and use of technology. Their new Mayor has hired a "special master" to make much needed improvements in their building department.
- New York City has sought advice from David George, DPD's Noise Control Specialist, as they grapple with incessant noise issues. They were particularly appreciative of David's knowledge and experience in the area of construction noise control. We are looked to as leaders in this area.
- "Governing" magazine called about Seattle's experience with developing libraries as part of a mixed-use development (Delridge and International District).

New Management Hire:

- Guillermo Romano, Executive Director of the Design Commission and manager of CityDesign. His background is in both architecture and planning, and has managed large and small scale planning and design projects in the US and Mexico.